

PORTLAND NOW, INC. "CATEGORY 3" REVIEWS of Portland Property Development - 2007 & 2008							
	<u>DATE</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>OWNERS</u>	<u>CONTACT INFO</u>	<u>ACTION</u>	<u>CONCLUSION</u>
1	1/4/2007	1731-1735 W Market	Tire repair business expansion. Notified by P&D, but no contact information.	Murphy's Tire Service	??	P&D intervened to limit review since property sits on south side of Market	Building Code violations cited. Permits denied.
2	1/11/2007	2501 Rowan	Vacant 2-story corner building - permits for subdivision requested	Timothy Nave and Brooke Present Nave	JBN20 Enterprises, 1615 Rosewood Av, 40204 776-5827 452-9852	Contacted Housing Dept. Housing Dept intervened re: code enforcements ignored since 2005	Plans Approved. Construction completed.
3	2/21/2007	320 - 322 N 19th	2-story homes for 2 vacant lots	Rob Locke, Habitat for Humanity	583-6659	Owner contacted Committee. Cat3 provided architectural services to Habitat for small improvements that widened porches and added interior space, called "Portland Sunrise" optional design.	Plans Approved. Improvements completed. No settlement for adjacent property owner.
4	Feb - April	Speedway 1029 S 26th	Site improvements and variance re: additonal off-street parking	Clifford H. Ashburner, Owners' Representative	502-426-6688 cha@bardlaw.net	Attended public meeting. Approved original plans for site improvements; Withdrew support when Owners withdrew option to buy adjacent property from resident who had objected to expansion.	Plans Approved. Expansion completed.
5	3/29/2007	3005-3011 W Market	Dad's Muffler shop expansion for car lot: Repair Shop owner complained to Neighborhood Category 3 Committee that OUR requirements cost him \$5,000 for scaled site drawings by an architect "approved" by P&D! Local Architect, Gary Watrous, assured owner this was not "our" requirement, and that his services to the neighborhood are donated.	Bill Jones, owner	778-6833 wrj969@bluegrass.net	Owner contacted Committee. Approved	Plans Approved. Construction Completed.
6	3/29/2007	1909 Owen	New construction on small lot	Rob Locke, Exec Dir. Habitat for Humanity	583-6659	Agreed to use "Portland Sunrise" design options (developed with free architectural services by Cat 3 Committee, 2005)	Permits acquired. Installation completed.
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7	4/1/2007	29th & Bank	Boarding house with 3 apartments, 1 meter, discovered making subdivides without permit			Notified IPL. Stop Work Order issued. Planning Commission approved developer's request. Neighborhood closely monitored construction for compliance issues since plans were vague and contradictory. IPL issued citations for improper stairwell and firewall construction. Final construction is attractive and functional. Notification process and cooperation improved.	
8	April - July	2654 Bank	New construction on small lot - Early Cat 3 Neighborhood Notification was NOT received for this property per agreements. This owner refused to submit plans for neighborhood review (and threatened our Chairperson.) Unusual to all other Reviews, P&D required FOI documents from PNI before plans would be released. When Plans were acquired from P&D, 6-8 irregularities were found, including hand-drawn plans, no scaled drawings, contradictions between approved plans and IPL permits (i.e. windows, stair, porch)	Jim Price, G&R Remodeling		Because of PNI's late entry into this decision, PNI objected to this developer's plans only after the Planning Commission's approval. We objected that 1) he refused to collaborate, 2) because of irregularities.	No action. New Fire Station will locate at 25th and Garland
9	5/16/2007	2501 Montgomery	Portland Christian School closing; interest in site for new Fire Station	Stephen Brooks, Owners' Rep	896-2301	Shared information re Fire Chief's search committee	Compliance with IPL completed.
10	10/8/2007	1712 Pirtle St	Improvements to auto parts yard, to include fencing. Owner solicited input on color for metal fence.	Charlie Donohoo	(w) 776-3274 (h) 727-2540	Neighborhood Committee assured Owner that our approval was NOT required for paint color, but his willingness to cooperate with neighbors' interests was appreciated.	Plans Approved.
11	11/7/2007	1401 W Main	Site improvements for truck parking lot.	Mercer Trucking		Meeting with Owners' Rep. Agreed to add additional landscaping, brick corner wall	Plans Approved.
12	12/17/2007	2936 St. Xavier	Variance to allow the placement of a proposed addition	Quality Cast, Kenny	775-8020	Met with Owner.	
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1	1/30/2008	2936 St. Xavier St	This industrial casting foundry wanted to add a fence on their property.	Kenny Kestler	qualitycast@bellsouth.net	Owner contacted and met with Cat3 Committee.	Approved.
2	2/27/2008	HABITAT HOMES 2511 Rowan 2023 Bank 1635 Bank	These are 2-story, 3-bedroom single family homes to be built on currently vacant land. These 3 blocks of Bank and Rowan Streets that have other 2-story homes. Habitat Exec. Dir., Rob Locke, contacted our Cat3 Committee in January 08 to alert us to their Planning Commission dates and to request a meeting for Cat 3 Review. Attractive designs with good floor plans followed the "Portland Sunrise" model that Gary Watrous designed for them last year.	Habitat for Humanity Rob Locke, Exec Dir.	583-6659	Minor facade changes were accepted and the 3 properties were approved.	Approved.
3	2/27/2008	1908 Griffiths St	1908 Griffiths is a one-story cottage that was donated to Habitat and which they are willing to donate for neighborhood use.	Habitat for Humanity Rob Locke, Exec Dir.	583-6659	Portland Now, Inc. isn't in a position to manage property on Griffiths, so Habitat will consider making a market sale, or rehab it for a Habitat owner.	Approved.
4	3/14/2008	Rehab Home/ Home Incarceration Prison Release Program 1407 W Jefferson (Old Consolidated Sales building)	Owner requested a Conditional Use Permit on property that would permit a 300 bed "rehab house" for Class D nonviolent, non-sexual, felony offenders on "early release" from their prison sentences. The old Consolidated Sales building now rents to Bobbi's Busy Bees Day Care and Allied Aluminum sales. The property is zoned EZ-1 (mixed use/commercial or industrial.) Developers of this project are Bill Seabold and Steve Smith, the Exec Dir of the Louisville Metropolitan Re-Entry Task Force for ex-offenders.	Clark Cox, Cox Realty		This property is in the Russell Neighborhood, so PNI was not formally notified of the plans. However, we received a courtesy call on 4/12. We researched the proposal and called CARR in the Russell neighborhood, which submitted a letter in opposition at the Planning Commission Hearing with PNI's backing.	The request for the variance was APPROVED by the Planning Commission over OPPOSITION from the neighborhoods.
5	3/20/2008	2430 Duncan St	Single-family rental subdivided to 2 apartments.	No info	See IPL	Cat 3 Committee observed meters being installed. Called Bill Schreck, Metro IPL, to confirm that they have proper permits.	Permits are in place. Subdivide was not reviewed by PNI.
6	5/7/2008	Boone's Chevron 22nd & Lytle St.	Boone's Chevron Station wants to add a Car Wash at rear of northeast corner property. Structure will be brick and set back appropriately from street and property lines.	Fred Boone		Cat 3 Committee met with Mr. Boone and discussed plans.	Approved.
